

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
OCTOBER 18, 2006  
COUNCIL CHAMBERS, 12<sup>TH</sup> FLOOR  
CITY ADMINISTRATION BLDG  
8:30 A.M.**

**NOTE:** *Land Use Hearings are held at 8:30 A.M. and are appealable to the Planning Commission. Appeal applications may be obtained on the 3<sup>rd</sup> floor of the Development Service Department, located at 1222 1<sup>st</sup> Avenue, San Diego, CA 92101.*

*If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ALD's) are required, please contact the Disability Services Coordinator at 619-236-5679 at least five (5) working days prior to the meeting to ensure availability. **Those items with an asterisk (\*) will include consideration of the appropriate environmental document.***

*Each item presented on this docket is a Process 3 under the Land Development Code Section 112.0501.*

HEARING OFFICERS ASSIGNED TO TODAY'S HEARING: KEN TEASLEY

ITEM-1: **PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE HEARING OFFICER NOT PREVIOUSLY HEARD. REQUESTS TO SPEAK SHOULD BE SUBMITTED TO THE HEARING OFFICER RECORDING SECRETARY AT THE TIME OF THE MEETING. NOTE: 3 MINUTE MAXIMUM PER SPEAKER.**

ITEM-2: **REQUESTS FOR CONTINUANCES.**

ITEM-3: **ITEMS TO BE PLACED ON CONSENT AGENDA.**

ITEM-4: *Continued from August 2 and September 20, 2006:*

**FLOWER HILL MALL - PROJECT NO. 45882**

City Council District: 1 Plan Area: Carmel Valley

**STAFF: Derrick Johnson**

Coastal Development Permit and Tentative Map to create two parcels from one existing 15.14 acre site. The project is located at **2610 Via De La Valle** in the CC-1-3zone. The project site is not within one particular community planning area; therefore, the adopted land use plan is the City's Progress Guide and General Plan. The project site is designated for commercial development in the General Plan, and is located within the Coastal Overlay zone (Non Appealable Area 2). Exempt from environmental. Report No. HO-06-195.

**RECOMMENDATION:**

Approve

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ITEM -5: **2924 MISSION BOULEVARD MAP WAIVER – PROJECT NO. 108603**  
City Council District: 2; Plan Area: Mission Beach

**STAFF: Diane Murbach**

Map Waiver and Coastal Development Permit Amendment to waive the requirement for a Tentative Map to create two condominium ownerships from two residential apartment units under construction, and to waive the requirement to underground existing overhead utilities in the adjacent right-of way. This action requires an amendment to existing Coastal Development Permit No. 98262 (Project No. 27391) to create this subdivision. No new development is proposed with this subdivision. The project site is located at **2924 and 2926 Mission Boulevard** in the Mission Beach Planned District Residential Subdistrict South (MBPD-R-S) Zone, Coastal Overlay Zone (appealable), Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone (Beach Impact Area), Airport Environs Overlay Zone, of the Mission Beach Precise Plan and Local Coastal Program. This project was reviewed in the Sustainable Expedite Program, as the project will provide solar power for sustainable buildings as defined by Council Policy 900-14. Exempt from environmental. Report No. HO-06-262

**RECOMMENDATION**

Approve

ITEM -6: **741 DOVE COURT MAP WAIVER– PROJECT NO. 108608**  
City Council District: 2; Plan Area: Mission Beach

**STAFF: Diane Murbach**

Map Waiver and Coastal Development Permit Amendment to waive the requirement for a Tentative Map to create two condominium ownerships from two residential apartment units under construction, and to waive the requirement to underground existing overhead utilities in the adjacent right-of way. This action requires an amendment to existing Coastal Development Permit No. 98262 (Project No. 27391) to create this subdivision. No new development is proposed with this subdivision. The project site is located at **741 and 743 in the Mission Beach** Planned District Residential Subdistrict South (MBPD-R-S) Zone, Coastal Overlay Zone (appealable), Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone (Beach Impact Area), Airport Environs Overlay Zone, of the Mission Beach Precise Plan and Local Coastal Program. This project was reviewed in the Sustainable Expedite Program, as the project will provide solar power for sustainable buildings as defined by Council Policy 900-14. Exempt from environmental. Report No. HO-06-263

**RECOMMENDATION**

Approve

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ITEM -7: **2938 MISSION BOULEVARD MAP WAIVER – PROJECT NO. 108611**  
City Council District: 2; Plan Area: Mission Beach

**STAFF: Diane Murbach**

Map Waiver and Coastal Development Permit Amendment to waive the requirement for a Tentative Map to create two condominium ownerships from two residential apartment units under construction, and to waive the requirement to underground existing overhead utilities in the adjacent right-of way. This action requires an amendment to existing Coastal Development Permit No. 98262 (Project No. 27391) to create this subdivision. No new development is proposed with this subdivision. The project site is located at **2938 Mission Boulevard and 745 Dover Court** in the Mission Beach Planned District Residential Subdistrict South (MBPD-R-S) Zone, Coastal Overlay Zone (appealable), Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone (Beach Impact Area), Airport Environs Overlay Zone, of the Mission Beach Precise Plan and Local Coastal Program. This project was reviewed in the Sustainable Expedite Program, as the project will provide solar power for sustainable buildings as defined by Council Policy 900-14. Exempt from environmental. Report No. HO -06-264

**RECOMMENDATION**

Approve

ITEM -8: **746 DEVON COURT MAP WAIVER– PROJECT NO. 108616**  
City Council District: 2; Plan Area: Mission Beach

**STAFF: Diane Murbach**

Map Waiver and Coastal Development Permit Amendment to waive the requirement for a Tentative Map to create two condominium ownerships from two residential apartment units under construction, and to waive the requirement to underground existing overhead utilities in the adjacent right-of way. This action requires an amendment to existing Coastal Development Permit No. 98262 (Project No. 27391) to create this subdivision. No new development is proposed with this subdivision. The project site is located at **746 and 748 Devon Court** in the Mission Beach Planned District Residential Subdistrict South (MBPD-R-S) Zone, Coastal Overlay Zone (appealable), Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone (Beach Impact Area), Airport Environs Overlay Zone, of the Mission Beach Precise Plan and Local Coastal Program. This project was reviewed in the Sustainable Expedite Program, as the project will provide solar power for sustainable buildings as defined by Council Policy 900-14. Exempt from environmental. Report No. HO-06-265

**RECOMMENDATION**

Approve

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ITEM -9: **750 DEVON COURT MAP WAIVER– PROJECT NO. 108615**  
City Council District: 2; Plan Area: Mission Beach

**STAFF: Diane Murbach**

Map Waiver and Coastal Development Permit Amendment to waive the requirement for a Tentative Map to create two condominium ownerships from two residential apartment units under construction, and to waive the requirement to underground existing overhead utilities in the adjacent right-of way. This action requires an amendment to existing Coastal Development Permit No. 98262 (Project No. 27391) to create this subdivision. No new development is proposed with this subdivision. The project site is located at **750 and 752 Devon Court** in the Mission Beach Planned District Residential Subdistrict South (MBPD-R-S) Zone, Coastal Overlay Zone (appealable), Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone (Beach Impact Area), Airport Environs Overlay Zone, of the Mission Beach Precise Plan and Local Coastal Program. This project was reviewed in the Sustainable Expedite Program, as the project will provide solar power for sustainable buildings as defined by Council Policy 900-14. . Exempt from environmental. Report No. HO-06-267

**RECOMMENDATION**

Approve

ITEM -10: **737 DOVER COURT MAP WAIVER– PROJECT NO. 108613**  
City Council District: 2; Plan Area: Mission Beach

**STAFF: Diane Murbach**

Map Waiver and Coastal Development Permit Amendment to waive the requirement for a Tentative Map to create two condominium ownerships from two residential apartment units under construction, and to waive the requirement to underground existing overhead utilities in the adjacent right-of way. This action requires an amendment to existing Coastal Development Permit No. 98262 (Project No. 27391) to create this subdivision. No new development is proposed with this subdivision. The project site is located at 737 and 739 Dover Court in the Mission Beach Planned District Residential Subdistrict South (MBPD-R-S) Zone, Coastal Overlay Zone (appealable), Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone (Beach Impact Area), Airport Environs Overlay Zone, of the Mission Beach Precise Plan and Local Coastal Program. This project was reviewed in the Sustainable Expedite Program, as the project will provide solar power for sustainable buildings as defined by Council Policy 900-14. Exempt from environmental. Report No. HO-06-268

**RECOMMENDATION**

Approve

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ITEM-11: **BERG RESIDENCE– PROJECT NO. 102323**  
City Council District: 2; Plan Area: Ocean Beach

**STAFF: Patrick Hooper**

Variance Permit to reallocate ten percent (0.10) of the total gross floor area to be used as habitable space in lieu of parking area; and a new curb cut on Lotus Street the at **5010 and 5012 Lotus Street** in the RM-2-4 Zone within the Ocean Beach Precise Plan Area. Exempt from environmental. Report No. HO-06-2250

**RECOMMENDATION:**

Approve

ITEM -12: **THE POINT @ COPLEY DRIVE – PROJECT NO. 107695**  
City Council District: 6; Plan Area: Kearny Mesa

**STAFF: John Cruz**

Map Waiver to waive the requirements of a Tentative Map to create four lots from an existing 25.04-acre site and denial of the request to waive the requirements to underground existing overhead utilities located at **5897 Copley Drive** in the IL-2-1 and Airport Environs Overlay zones within the Kearny Mesa Community Plan. Exempt from environmental. Report No. HO-06-257

**RECOMMENDATION**

Approve Map Waiver No. 358512 and deny the request to waive the requirements to underground existing overhead utilities.

ITEM -13: **4563 NARRAGANSETT MAP WAIVER – PROJECT NO. 93630**  
City Council District: 2; Plan Area: Peninsula

**STAFF: Laila Iskandar**

Coastal Development Permit (CDP) and Map Waiver (MW) application to waive the requirements for a Tentative Map to convert two existing residential units to two condominiums, including a request to waive the undergrounding of the existing utilities, on a 0.08-acre site. The property is located at **4563-65 Narragansett Avenue** in the RM-1-1 Zone, Coastal Overlay Zone (non-appealable area), Coastal Height Limit Overlay Zone, Airport Approach Overlay Zone, and the Airport Environs Overlay Zone within the Peninsula Community Plan and Local Coastal Program and Council District 2. Exempt from Environmental. Report No. HO-06-269

**RECOMMENDATION**

Approve